VIOLA HEIGHTS SECOND

KNOW ALL PERSONS BY THESE PRESENTS: That City of Rochester, a Minnesota municipal corporation, owner of the following described property: Lot 1, Block 2, VIOLA HEIGHTS, Olmsted County, Minnesota. That part of the Northwest Quarter of Section 30, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows: Commencing at the most southerly corner of Outlot A, VIOLA HEIGHTS, according to the recorded plat thereof; thence North 52 degrees 34 minutes 35 seconds East, assumed bearing, along the southeasterly plat line of said VIOLA HEIGHTS, 102.43 feet for the point of beginning; thence North 76 degrees 11 minutes 51 seconds East, 87.52 feet to the west line of OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 46; thence North 03 degrees 11 minutes 32 seconds West, along said west line, 42.42 feet to the southeast corner of Lot 1, Block 2, in said VIOLA HEIGHTS; thence South 52 degrees 34 minutes 35 seconds West, along the southeasterly line of said Lot 1, a distance of 104.05 feet to the point of beginning. BASIS OF BEARING SYSTEM ALL BEARINGS ARE IN RELATIONSHIP WITH THE SOUTHERLY LINE OF VIOLA HEIGHTS, OLMSTED COUNTY, MINNESOTA, WHICH IS ASSUMED TO BE N52'34'35"E. Containing in all, 4.48 acres, more or less. Has caused the same to be surveyed and platted as VIOLA HEIGHTS SECOND and does hereby dedicate to the public for public use, the drainage and utility easements as created by this plat. In witness whereof, said City of Rochester, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this ______day of _______, 2017. VIOLA ROAD NE SIGNED: City of Rochester Ardell F. Brede, Mayor Anissa Hollingshead, City Clerk STATE OF MINNESOTA COUNTY OF OLMSTED This instrument was acknowledged before me on _____ by Ardell F. Brede and Anissa Hollingshead, the Mayor and City Clerk, respectively, of the City of Rochester, a Minnesota municipal corporation, on behalf of the corporation. Notary Printed Name My commission expires ___ SURVEYOR'S CERTIFICATE I Jeffrey J. Rolfson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat. Dated this _____, day of _____, 2017. Jeffrey J. Rolfson, Professional Surveyor Minnesota License No. 49003 STATE OF MINNESOTA COUNTY OF OLMSTED This instrument was acknowledged before me on ______ by Jeffrey J. Rolfson. BLOCK ' Notary Public, _____ County, Minnesota (\) Δ=83.53,44,00 OLMSTED COUNTY SURVEYOR I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of ______, 2017. H H H - | | ¬ | H + | | ` \ _ 1 _ _____ n5=68·31′59" Olmsted County Surveyor 107.65 R=90.00 OLMSTED COUNTY ENGINEER Recommended for approval this _____ day of _____, 2017. DRAINAGE AND Olmsted County Engineer UTILITY EASEMENT , Î Z PROPERTY LOCATION MAP SOUTHEASTERLY CORNER LOT 1, BLOCK 2, **SECTION 30, TOWNSHIP 107N, RANGE 13W** CITY APPROVAL STATE OF MINNESOTA COUNTY OF OLMSTED CITY OF ROCHESTER 10 DRAINAGE AND f-- (1- [1] UTILITY EASEMENT I, Anissa Hollingshead, City Clerk, in and for the City of Rochester, do hereby certify that on the _____day of _______, 2017, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof, I have hereunto signed my name and affixed the seal of said City of Rochester this ______ day of _______, 2017. Anissa Hollingshead, City Clerk PROPERTY RECORDS AND LICENSING MOST SOUTHERLY CORNER Taxes payable in the year 2017 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this _____ day of ______, 2017. DOCUMENT NUMBER ______ CONTROLLED ACCESS DEFINED: INGRESS OR EGRESS TO, FROM, OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this ______ day of ______, 2017, at _____ o'clock ___M., and was duly recorded in the Olmsted TO MINNESOTA STATE STATUTE 160.08. UTILITY EASEMENT DEFINED: ALL MONUMENTS SHOWN THUS: O AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND Director of Property Records & Licensing ARE 5/8" I.D. CAPPED PIPES WITH LICENSE NO. MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING RIGHTS TO CONDUCT 1648 Third Avenue SE 49003 WHICH WILL BE SET WITHIN 1 YEAR AFTER DRAINAGE AND TRIMMING ON SAID EASEMENT. RECORDING OF THIS PLAT. Rochester, MN 55904 DRAINAGE EASEMENT DEFINED: ALL MONUMENTS SHOWN THUS: • Deputy AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND ARE FOUND 5/8" PIPES UNLESS OTHERWISE NOTED. www.wsbeng.com MAINTENANCE OF WATERWAYS, BOTH SURFACE AND

UNDERGROUND, RUNNING OVER, ACROSS, AND UNDER SAID

M-45 = OLMSTED COUNTY R/W CORNER DESIGNATION